

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee

In re:

KURT LEE HENRY,

CASE NO.: 8:12-bk-19225-MW

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 08/08/2016

Time: 2:00 pm

Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 6135, Santa Ana, CA 92701-4593

Last date to file objections: 07/25/2016

Description of property to be sold: Single Family Residence located at 20901 Seacoast Circle, Huntington Beach, CA ("Real Property")

Terms and conditions of sale: The Debtor agrees to pay the Estate \$50,000 ("Net Funds") for the net equity in the Property; If the Debtor is the successful bidder, the Debtor will take the property subject to all liens and encumbrances, "as-is, where-is", with no warranties or guaranties. No liens or exemptions will be paid out of the Net Funds. The Debtor's offer is subject to overbid. The overbid procedures are set forth below.

Proposed sale price: \$ 630,000.00

Overbid procedure (if any): See Motion for full Overbid Procedure and forms;

The initial minimum overbid must be at least \$5,000 over the gross price equivalent of the Debtor's offer of approximately \$630,000, for an initial overbid of \$635,000. Subsequent bidding increments shall be \$1,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Hearing Date: August 8, 2016

Hearing Time: 2:00 pm

Location of Hearing:

United States Bankruptcy Court

411 W. Fourth Street, Ctrm 6C/Suite 6135

Santa Ana, CA 92701-4593

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Erin P. Moriarty (SBN: 146751)

Law Offices of Weneta M.A. Kosmala

3 MacArthur Place, Suite 760

Santa Ana, CA 92707

Tel: 714-540-3600

Email: emoriarty@kosmalalaw.com

Date: 07/11/2016

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3 MacArthur Place, Suite 760
Santa Ana, CA 92707

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 07/11/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 07/11/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Mark S. Wallace
United States Bankruptcy Court
411 W. Fourth Street, Suite 6135
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/11/2016 Janine Fountain
Date *Printed Name*

/s/ Janine Fountain
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF"):

- Michael W Aiken MAiken@NBSDDefaultServices.com
- Mark Bradshaw mbradshaw@shbllp.com, sswartzell@shbllp.com;rhodges@shbllp.com
- Joseph C Delmotte ecfcacb@aldridgepite.com,
JCD@ecf.inforuptcy.com;jdelmotte@aldridgepite.com
- Kevin Huty BKClaimConfirmation@ftb.ca.gov
- James A Judge james@thejudgefirm.com, anja@thejudgefirm.com
- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com,
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- Nancy L Lee bknotice@rcolegal.com
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- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Robert P Zahradka ecfcacb@aldridgepite.com,
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- Kristin A Zilberstein bknotice@mccarthyholthus.com,
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2. SERVED BY UNITED STATES MAIL:

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